



Brentwood Grove, Leigh WN7 1UG

Offers Over £209,950

This well-appointed four-bedroom, three-storey townhouse is ideally situated within walking distance of local bus routes and supermarkets, making daily errands convenient and accessible. For commuters, the property is perfectly positioned near major routes, including the Atherleigh Way Bypass, which provides seamless access to the East Lancashire Road. The property opens into a welcoming hallway. Off the hallway, there is a convenient WC, ideal for guests. The ground floor also features a garage, offering secure parking or additional storage space. Toward the rear, the kitchen/diner serves as the heart of the home, complete with contemporary appliances and ample space for family meals. The kitchen area also opens directly onto the rear garden. Ascending to the first floor, you'll find a generously sized lounge, bathed in natural light thanks to the Juliette balcony. This floor also includes a family bathroom. The third bedroom is also located on this floor, offering versatility as a guest room, home office, or bedroom. The second floor features a spacious master bedroom complete with an ensuite bathroom for added privacy and convenience. The second bedroom on this floor is also generously sized. The fourth bedroom, ideal for a child's room or study, completes the top floor, ensuring that the home can accommodate a variety of living arrangements. The front of the property boasts a driveway, providing off-road parking for vehicles. At the rear, the garden offers a pleasant mix of a patio area and a lawn. This townhouse offers a blend of modern comfort, convenience, and connectivity, making it an ideal home for families and professionals alike.

- THREE STOREY TOWN HOUSE
- OFFERED WITH NO ONWARD CHAIN
- CLOSE TO LEIGH TOWN CENTRE
- DRIVEWAY AND GARAGE
- ENSUITE SHOWER ROOM
- WC

Hallway

15' 9" x 6' 5" (4.805m x 1.965m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, carpeted flooring.

Lounge

10' 8" x 15' 11" (3.255m x 4.854m) UPVC double glazed french doors to rear, ceiling light point x 2, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.



Kitchen

11' 0" x 15' 10" (3.346m x 4.829m) UPVC double glazed french doors to rear, ceiling light point, spotlights, wall mounted radiator, UPVC double glazed window to rear, lino/carpeted flooring, wall base and drawer units, gas hob and electric hob, space for washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, part tiled.

Stairs/Landing

Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.



WC

Ceiling light point, wall mounted radiator, extractor fan, lino flooring, basin, WC.

2nd Stairs/Landing

Ceiling light point, wall mounted radiator, carpeted flooring, storage cupboard.



Bedroom One

16' 6" x 9' 6" (5.038m x 2.897m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Ensuite

Spotlights, wall mounted radiator, UPVC double glazed window to front, lino flooring, Wc, basin, shower.

Bedroom Two

10' 8" x 8' 11" (3.247m x 2.717m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.



Bedroom Three

10' 9" x 9' 0" (3.269m x 2.739m) Ceiling light point, wall mounted radiator, 2 x Velux windows, carpeted flooring.

Bedroom Four

7' 5" x 6' 8" (2.272m x 2.020m) Ceiling light point, wall mounted radiator, 2 x Velux windows, carpeted flooring.

Bathroom

5' 7" x 8' 11" (1.701m x 2.717m) Spotlights, wall mounted radiator, extractor fan, lino flooring, basin, WC, bath.

Outside

Front

Driveway

Rear

Patio area, lawn.

Garage

Power, lighting, up and over door, integral door.

Tenure

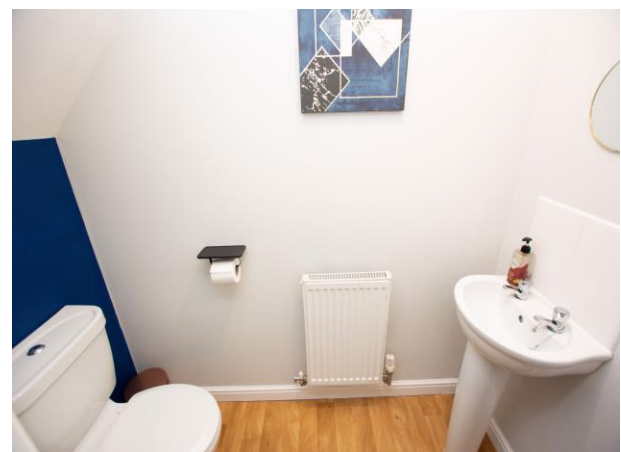
Leasehold

Council Tax Band

C

Other Information

Water mains or private? Mains Parking arrangements?
Garage and Driveway Flood risk? No Coal mining issues in the area? No Broadband how provided? Unknown If there are restrictions on covenants? None Know Is the property of standard construction? Yes Are there any public rights of way? No Safety Issues? No







Energy performance certificate (EPC)			
57, Brentwood Grove LEIGH WV7 1UG	Energy rating C	Valid until:	16 March 2030
		Certificate number:	8710-6127-4480-2887-2292
Property type	Mid-terrace house		
Total floor area	105 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

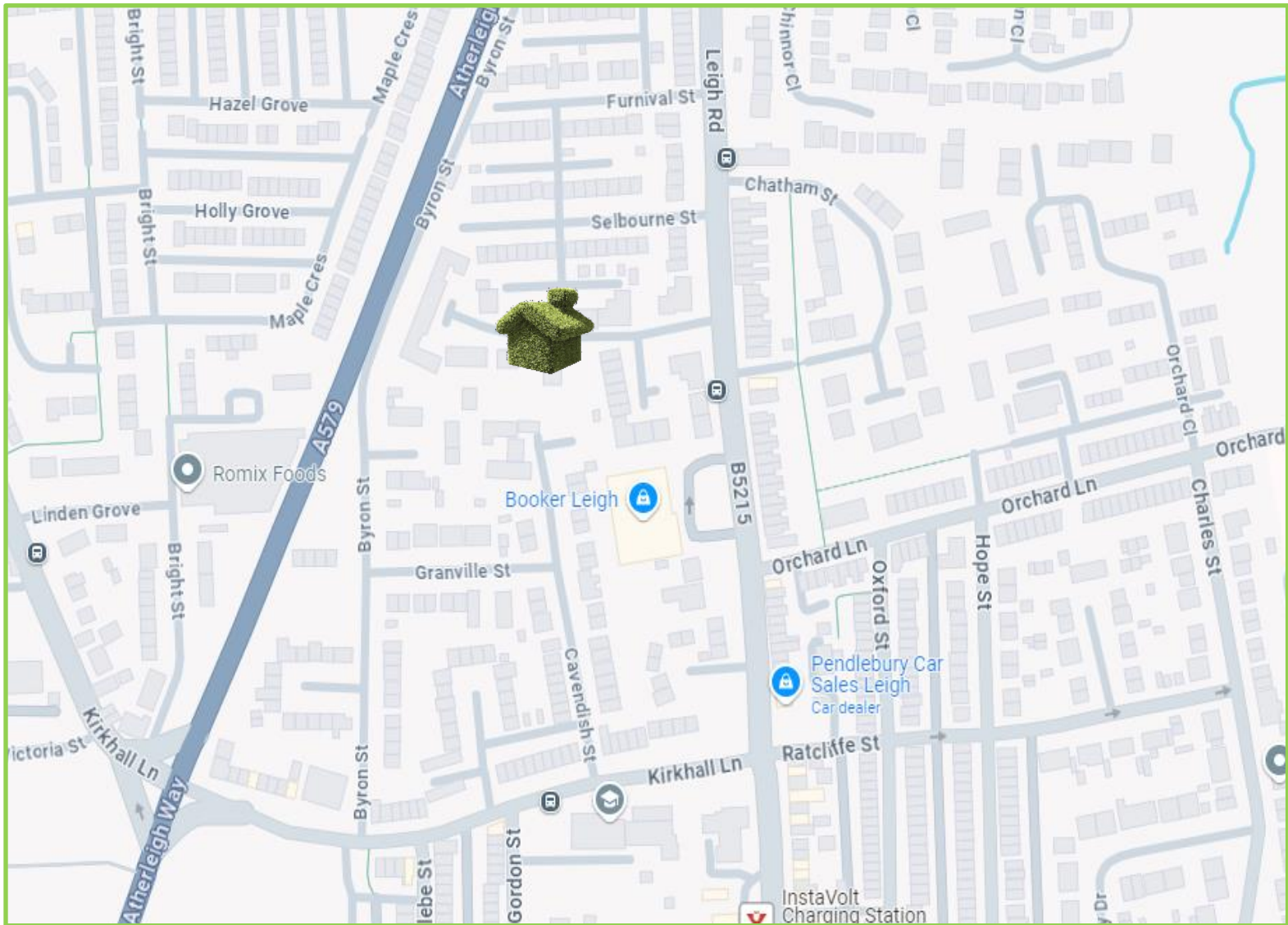


The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

Stone Cross Estate Agents LTD

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